

A COMPREHENSIVE PLAN FOR THE DEVELOPMENT
OF
THE OWASIPPE SCOUT CAMPS

L. CHRONOLOGICAL DEVELOPMENT

Any program of expansion must necessarily be based upon an estimate of the growth of the Movement over a period of years and a corresponding estimate as to the portion of the membership which may be expected to attend the camp during those years.

For the purposes of this study, the year 1933 was selected as the first comprehensive date not only because that represents a five -year lapse of time, but also because we shall naturally want to culminate certain local developments at the time of that civic celebration when the eyes of the nation will be particularly directed on Chicago. It will be noted, however, that suggestions are offered for further developments after that date.

A study of enrollment figures and camp attendance figures of the past few years leads to the belief that the following table of growth of Scout membership and camp attendance is designed on a conservative basis.

Respectfully submitted,

Theodore Shearer

TABLE ILLUSTRATING GROWTH IN MEMBERSHIP,
CAMP ATTENDANCE, AND TOTAL NUMBER OF BOY
PERIODS EXPECTED

YEAR	Enrollment	Dif. Scouts in Camp	Total Boy Periods in Camp	Camp			% of Occupation	Notes
				Capacity of Camp	Sites	Units		
1927	12,000	2200	3100	6000	6	51%		Belknap 2 Periods
1928	14,000	3000	4000	6288	7	63%	" 2 "	Advanced Camp 4 Periods
1929	16,000	4000	5300	6438	7	82%	" 3 "	" " " 5 "
1930	17,500	4500	6000	7438	8	80 %	" 3 "	1 new site for SC & Cal.
1931	19,000	5000	6600	7513	8	87%	" 4 "	
1932	20,000	5500	7300	8513	9	86%	" 5 "	1 new site - N. ^S .
1933	22,000	6000	8000	9513	10	84%		1 new site - S. S.

II. GEOGRAPHIC STUDY

The sentiment of the committee and of all those who studied closely into the situation indicates that our plans should call for the ultimate disposal of our holdings on Crystal Lake and the establishment of all our camps in the Blue Lake Region. It is anticipated that after the 1928 season and prior to the 1929 season we shall be able to effect this change.

In this connection the authorities responsible for the Children's Home Camp on Blue Lake manifest sufficient preliminary interest in a proposal for the exchange of their property on Blue Lake for a portion or all of our holdings on Crystal Lake and an additional consideration, that leads us to believe that the transition by the time of the 1929 season is by no means an impossibility.

This study is therefore based upon the policy of grouping our camps around Blue Lake and of the possible camp sites available in our present holdings and in further land purchases.

The following steps indicate stages of development whereby sufficient camp sites may be opened in the Blue Lake Region to keep pace with the chronological table of growth above portrayed.

1. Sites on our Present Holdings

The land in and around Blue Lake affords the following camp sites, as portrayed on Map #1.

- A. - 1 camp at the Checaugau site.
- B. - 1 camp at the Blackhawk site.
- C.
& - 2 camps on the plateau West of Blackhawk.
- D.
- E. - 1 camp on the Outlet.
- F. - 1 camp on the big plateau East of the fire break.
- G. - 1 camp (Camp Stuart) on the plateau at the fire break.
- H. - 1 camp on Hiawatha Beach.

TOTAL - 8 camps.

Note: In the designation of these camp sites to districts, the needs of further expansion in the district accommodations must be remembered. Therefore, it becomes necessary to leave sufficient room for two or more unit camps adjoining the sites assigned to the larger districts as they are moved to the Blue Lake Region.

This would indicate the following possible designation of camp sites to districts:

North West District - Site A - Checaugau
West Side District - Site B - Blackhawk

North Shore District - Site D with Site C reserved for expansion on the plateau.

South West & South Central - Site F with possibility of expansion on the part of South West District to Site G and South Central District to Site E.

Note: This leaves the South Shore and Calumet Districts to be accommodated on new land to be purchased.

Camp for experienced campers - Site H on Hiawatha Beach.

2. Sites on Further Land Purchases about Big Blue.

The following parcels of land bordering on Big Blue Lake are available for purchase:

The Children's Home property offering Sites I, J, & K.

The Evansdale Subdivision and the 248 Club property adjoining offering Site L.

The Marsh Subdivision offering Sites M, & N.

The Derimo property and the two lots adjoining Checaugau.

It is proposed that South Shore and the Calumet Districts be assigned to Site K with the possibility of expansion of the Districts to Sites I and J.

With the removal of the Crystal Lake Family Camp to Big Blue will come the need for considerable expansion in the family camp. Site I now occupied by the 248 Club offers such possibilities. This leaves Sites M & N on the Marsh Subdivision for further expansion beyond 1933.

Whereas the Chronological table indicates the need for ten camp sites by 1933, this study of the entire Blue Lake field indicates the possibility of thirteen sites, not including the family camp site, available.

3. Further Expansion for 1933.

While the above report indicates ample room on the property immediately adjoining Big Blue for the expansion program in 1933, with a certain amount of leeway after that time, it is submitted that any such comprehensive plan for the development of our camps should entail the possibility of the location of further sites not too far removed from the present units over a period of several decades as expansion continues.

A study of the land South of Blue Lake reveals some very interesting possibilities for the damming of Cleveland Creek as portrayed on Map 3. The land covered in this parcel comprises some 2400 acres, almost a thousand of which would be covered by the lake produced by the damming project, and the camp sites offered in this parcel of land will be sufficient to accommodate our program of growth over many years to come. The opportunity for buying this property at the present time at the most reasonable figure as tabled later in this report argues for an early acquisition of the territory.

4. Special Holdings

The following hiking rendevzous are available and their acquisition is recommended.

- A. The Pines - owned by Mr. Snow - 80 acres of ground.
- B. Scott's Gully - owned by Mr. Updike - would comprise perhaps 80 acres of ground.
- C. The Sugar Bush - owned by John Nichols - comprising 180 acres of ground.
- D. The Trading Post - The owner of this land is as yet unknown to us. It is a tax title proposition. The land comprises approximately 40 acres of ground.

III. PROGRAM OF PURCHASE

Map #1 indicates the parcels of land available about Blue Lake. Map #2 indicates our present holdings, the entire layout of land available, and the road development projects now under way.

Map #3 indicates the possibilities for purchase of a large tract South of Blue Lake for ultimate expansion purposes.

The summation of the points shown in these three maps indicates the following possible program of purchase.

OWASIPPE LAND PURCHASES

Children's Home

The Children's Home property consists of all of the land lying north of Blue Lake in the South West quarter of Section Three (3). Contains about 95 acres and 3 possible camp sites. It is now occupied by the summer camp of the Muskegon Children's Home, the Muskegon Boy Scout Camp and the Muskegon Y.M.C.A. Camp.

The buildings of the Children's Home consist of a dormitory, caretaker's house, a mess hall, and several additional small buildings. The Scout Camp has a large mess hall, and the Y.M.C.A., a club house and five small cabins.

This property was at one time used by the Muskegon Gun Club, and was sold to the Children's Home for \$15,000.00. This price being paid by the Service Clubs of Muskegon.

The property is controlled by a dual executive board consisting of representatives from each of the six Service Clubs of Muskegon, and the executive board of the Humand League of Muskegon. This latter board is made up entirely of women, and they have considerable to say about the Home and its property.

If the Children's Home demand the amount being paid by the Shore Line on Blue Lake which is \$10.00 per foot or more, their property would be worth in excess of \$30,000.00. What they might figure the value of the property lying back of the Lake front and their buildings is hard to say, but \$50,000 would be the minimum price.

The buildings now in use at the Children's Home are entirely inadequate for the use they are being put to, and the Home cherishes a desire to some time build new and adequate buildings. At the present time they have no means of securing the money for this purpose unless it comes from the Service Clubs of Muskegon. It has been suggested by one of their own board that they accept a site on Crystal Lake and money for the difference in the value of a Crystal Lake site and their Blue Lake property. This would enable them to build buildings they would consider satisfactory for their purpose.

The Home has been dependent upon Service Clubs to bring the children to Camp. They experience more and more difficulty each year in getting men to make long trips to Camp. For this reason the Service Clubs will probably be easily sold, but we are likely to experience difficulty in convincing the women they should part with the fine site they now have on Blue Lake.

It will be possible for us to establish 3 camps on this property,--in some cases using the buildings that now exist.

Evansdale Sub-Division

This property lies between the Children's Home property and the "24 8" Club property in the South East quarter of Section Three. It has approximately 325 feet of Lake frontage and is divided up into a large number of small lots. There are two cottages. These lots would have to be bought up, one lot at a time and might be difficult to purchase for that reason. We have no way of figuring what it might cost us, but it is safe to say that buying from a large number of owners would cost more than in one piece, and

certainly would cost at a minimum of \$5,000 and more likely \$7,500. It would be possible to establish a camp on this site if we owned the property on either side of it, but not otherwise.

"248" Club

The "248" Club property is owned by the Fruitvale Resort Association, and we have already negotiated for its purchase. It consists of a tract of land of approximately fifteen (15) acres with a frontage on the Lake of about 6000 ft. It is all high ground and on it is built a Club house, consisting of a great room on the first floor with large porch, kitchens, pantries, etc. and on the second floor twenty-eight sleeping rooms and two baths. The building has been used as a hotel, a Club, Y.M.C.A. Camp, and last year by our organization as a family camp. The building could easily be converted into a mess hall which would seat 200 boys, or it could be kept for use as a family camp. The price is now \$15,000.00.

Marsh's Sub-Division

The East two-thirds of the South East quarter of Section Three is a tract known as Marsh's Sub-Division and is one of the most beautiful sections of Big Blue Lake. Mr. Marsh has sold a number of lots, but most of these can be picked up, and lots back from the Lake are in the possession of Mr. Marsh. Mr. Marsh is 92 years old, and probably will be unwilling to sell his property on Blue Lake. Natives feel, however, that his two daughters will be glad to get rid of it once it is theirs.

Of the 209 lots, about 20 have been sold, 12 of these on the Lake front, and of course, the choice pieces.

The Shore Line lots for the standard price for Blue Lake frontage would cost about \$40,000.00, and perhaps it would take \$50,000 to buy the entire piece.

It would be possible for us to establish at least 2 camp units on this property. Certainly within the very near future there will be considerable building of cottages on this tract if it is not controlled by some one organization.

Derimo's Farm

The Derimo Farm consists of the South East quarter of the South West quarter of Section Two (2) and contains a little short of 40 acres. On it stands Mrs. Derimo's homestead, a summer cottage belonging to her nephew, and a small log cabin belonging to her son. With the exception of the south four hundred(400) feet, which lies along the Lake, Mrs. Derimo's farm is cleared. Our principal reason for desiring this property is to keep outsiders from buying it up for cottage sites, the possibility of establishing a family camp, and by planting trees which have a rapid growth, within the next fifteen years, we could sufficiently cover this property so that it could be used for a boys' camp. It has a most excellent swimming beach and a very commanding view of the Lake. If we owned the previously mentioned pieces of property, this farm would be our buffer against the cottagers and visitors to the county park.

Mrs. Derimo has set a price of \$5,000 on the three lots which she has given her children and \$20,000 on the farm itself, making a total of \$25,000 for the entire piece. There is 3650 feet of frontage. It is possible the property could be bought for \$20,000.00.

Lots Adjoining Camp Checaugau

Directly east of Camp Checaugau are two lots owned by Mr. Lindberg and Mr. Soderberg. These lots have 110 ft. frontage and 500 ft. depth and are being held for \$1500.00 each. At the present time Camp Checaugau's mess hall is within 100 ft. of our line, and our swimming pier is a dozen feet within the line. If at any time Mr. Lindberg put a fence up, it would seriously cramp Camp Checaugau. East of these two lots is the Muskegon County Park and with the possibility of many visitors to this Park, it would seem well to have as much land under our control as possible.

Pence Property

The South half of the South East quarter of Section 10 is known as the Pence property. This piece contains the Britton homestead and other buildings. It has several hundred feet of Lake frontage on Britton's Lake. The land is mostly cleared, and its principal value to us is the control of Britton's Lake and to give hinterland to a Camp Site which adjoins the piece of property. This property could probably be bought for \$2000.00 or \$2500.00.

Merkle Property

The larger portion of Britton's Lake lies in the South West quarter of Section 11, and is owned by a Chicago man named Merkle. The property consists of 160 acres, about 40 acres of which is the water of Britton's Lake. It contains at least four (4) camp sites, and without this property we could hardly start a camp on Britton's Lake which is the natural direction for expansion for Camp Checaugau. Mr. Merkle is very proud of this piece of property and might not want to sell. We have not approached him, but it is likely that he will want \$10,000 or more for the property.

River Rendezvous

Each year we are using White River more and more for canoe trips and as hike objectives. We have camped upon the property of others until we feel rather guilty. Hikers have been forced to carry tents and other camping equipment with each party instead of being able to build shelters and leave equipment which will be used by each successive party. It is highly desirable that we own several pieces of property along the River where canoes and hikers can spend the night. Many years of hiking have developed four places as favorite spots.

The Trading Post

We have been unable to locate the owner of the Trading Post and so have been unable to find out the extent of his holdings. It is our belief though that there is not more than forty acres in the piece. In lumbering days, the house which still stands, was used as a Trading Post, hence the name. The property adjoins the old river crossing and the railroad that penetrated this section of the country in the logging days. The grounds surrounding the Trading Post are dotted with huge old trees. A bend in the river and the emptying of Carlton Creek at this point make a most wonderful spot. Unless it is surrounded by a large amount of property we should be able to purchase it for \$1,000.00.

Sugar Bush

The Sugar Bush is so named because of another unsuccessful attempt to make a living in this particular locality. Fifty or sixty years ago a man planted

an area of making maple sugar. He died before the trees became big enough to be of any use. The spot he selected for his venture is in a bend of the White River which surrounds practically two sides of it. A small creek on the other side makes almost an island of this table land, therefore, a natural camping spot.

The land is owned by John Nichols. Mr. Nichols holdings in this section consist of 240 acres and since the Sugar Bush is the most desirable part and lies in the center of it, he feels that he must sell the entire piece. He is asking \$22.50 an acre, making a total of \$5400.00 for the piece. It is practically covered by heavy timber, a large part of it being maple and ash.

Scott's Gully

A gully in this part of the country is unusual and therefore Scott's Gully is a natural land mark. It is also a beautiful spot and an ideal camping place. We have been unable to locate the owner, Mr. Updike, and therefore, have no knowledge as to the extent of his property or his price. All of the property in this section is heavily wooded and is worth up to \$25.00 an acre.

Snow's Pines

Quite a way up the river and just below where we launch our canoe parties, there is, surrounded on two sides by the river, a virgin pine covered plateau, known as Snow's Pines. This too is an ideal camping spot, and has been used by every canoe party that has come down the River in the last few years. The entire property is on high ground; the river runs the length of the eighty (80) acres. Mr. Snow owns 240 acres in this piece, and he will sell the entire 240 acres at \$20.00 an acre - \$4800.00 or the 80 acres which include the Pines for \$25.00 per acre, a total of \$2,000.00. Mr. Snow has suggested that he might be willing to trade the Pines for our Belknap property.

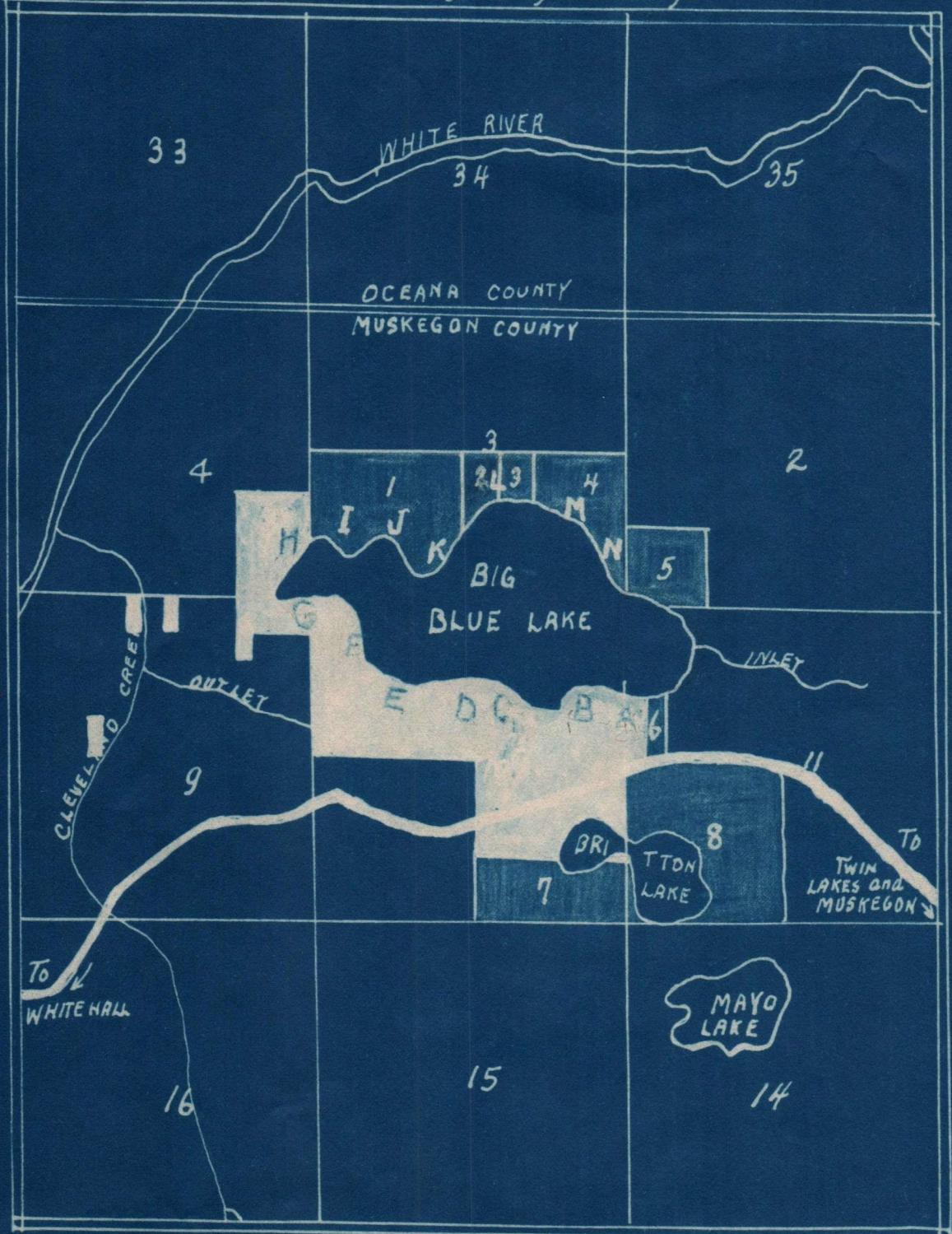
EXPLANATION

White Area - Present Owasippe Holdings

Shaded Area - Available for Purchase

1-Childrens Home
2-Evansdale Sub-Div.
3. 248 Club

4. Marsh Sub-Div. 7. Pence Property
5. Deremo Farm 8. Merkle Property
6. Lots Adjoining Checaugau





EXPLANATION

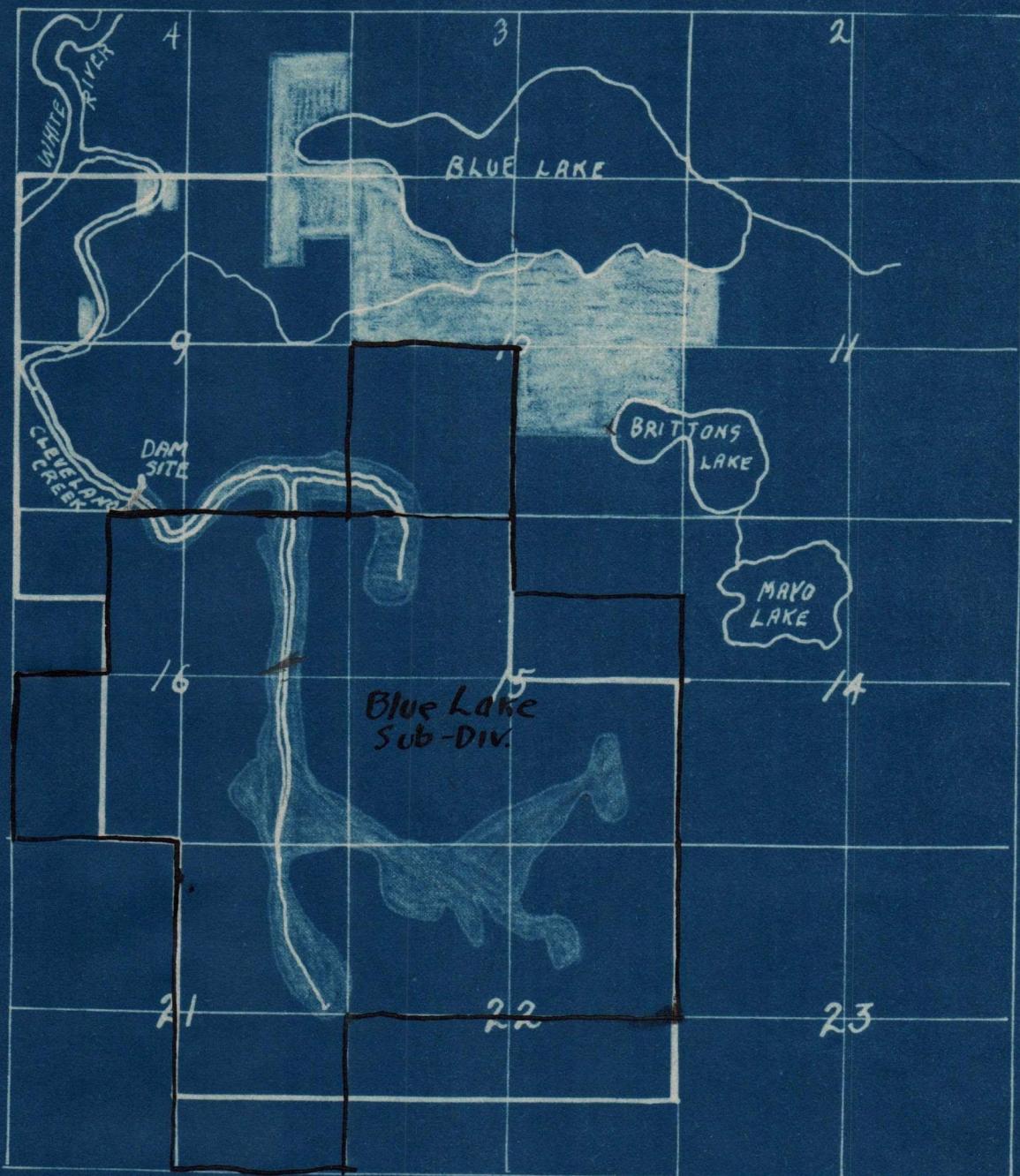
SCALE

Each square
one mile

Shaded areas show Owasippe Camp property.

Note new gravel roads leading to Big Blue Lake from Whitehall, Holton, Twin Lakes and Muskegon.

Arrows indicate White River rendezvous (1) Snow's Pines (2) Scott's Gully (3) The Sugar Bush (4) The Trading Post.



EXPLANATION

Shaded area below Blue Lake, present Scout Property.

Shaded area around Cleveland Creek, Flood area possible by damming.

Dark outline, area required as hinterland.

Each square represents $\frac{1}{4}$ square mile.